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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

அனுப்புநர்

திருமதிஇர. ரேஷ்மா, B.E., M.Plan.,
துணைஇயக்குநர்/உதவிஇயக்குநர் (முகூபொ)
மாவட்டநகர்ஊரமைப்புஅலுவலகம்,
தூத்துக்குடிமாவட்டம்
மாவட்டஆட்சியர்அலுவலகபெருந்திட்டவளாகம்
கோரம்பள்ளம், தூத்துக்குடி – 628 101
தொலைபேசி 0461 2322651
மின்னஞ்சல்dtcpttkddistrict@gmail.com

பெறுநர்

1. தலைவர்/ தனிஅலுவலர்
அப்பனேரிஊராட்சி/ குருவிகுளம்
ஊராட்சிஒன்றியம்

2. RERA, சென்னை

ந.க.எண் 410 /2026/தூமாஅ–2, நாள் .05.2026

அய்யா,

பொருள் : மனைப்பிரிவு– மாவட்ட நகர் ஊரமைப்புஅலுவலகம் – தூத்துக்குடி மாவட்டம் – கோவில்பட்டி வட்டம் – குருவிகுளம் ஊராட்சி ஒன்றியம் – அப்பனேரி ஊராட்சி மற்றும் கிராமம் – சர்வே எண் 301/3பி1ஏ2–ல் 2948சமீ (0.72 ஏக்கர்) பரப்பளவு கொண்ட இடத்திற்கு மனைப்பிரிவு அனுமதி வழங்கப்பட்டது – உத்தரவு கடிதத்தில் ROC. No. AAWP0SF8 என குறிப்பிடுவதற்கு பதிலாக உள்ளாட்சி அலுவலக முகவரி தவறுதலாக பதிவாகியுள்ளதனை திருத்தி வாசிக்க தெரிவித்தல்– தொடர்பாக.

பார்வை :

1. திருசுப்புராஜ், திரு.ரமேஷ் மற்றும் அரவிந்குமார் அவர்களின் இணையதள விண்ணப்பம் எண் SWP/AAWP0SF8/2026, நாள்06.02.2026
2. அரசாணை எண் 18 மற்றும் 16, நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல் துறை, நாள் 04.02.2019மற்றும் 31.01.2020
3. இவ்வலுவலக கடிதம் ந.க.எண்SWP/AAWP0SF8/2026, நாள்12.03.2026

மேற்காண் பொருள் தொடர்பாக பார்வை 1–ல் காணும் இணையதள விண்ணப்பம் பெறப்பட்டு பார்வை 2–ல் காணும் அரசாணைகளின்படி பரிசீலிக்கப்பட்டு, பார்வை 3–ல் கண்டுள்ள இணையதளம் வாயிலாக மனைப்பிரிவு அனுமதி எண்53/2026என எண்ணிடப்பட்டு வழங்கப்பட்டுள்ள உத்தரவு கடிதத்தில் ROC. No. AAWP0SF8 என குறிப்பிடுவதற்கு பதிலாக உள்ளாட்சி அலுவலக முகவரி தவறுதலாக பதிவாகியுள்ளதனை SWP/AAWP0SF8/2026, நாள் 12.03.2026 என திருத்தி வாசித்துக் கொள்ளுமாறு தெரிவித்துக்கொள்ளப்படுகிறது.

19/05/26

துணைஇயக்குநர்/ உதவிஇயக்குநர் (முகூபொ)
மாவட்டநகர்ஊரமைப்புஅலுவலகம்
தூத்துக்குடி – 101

19/5/26 19.5.26

நகல்

திருசுப்புராஜ், திருரமேஷ்மற்றும்அரவிந்குமார்
1–339, மேற்குதெரு, பிள்ளையார்நத்தம், கோவில்பட்டி – 628 721

Town and Country Planning Department(Planning Permission)

51,West car street, Thoothukudi- 628 002.

ROC No. The President , Appaneri Panchayat, Kuruvikulam Date : 12/03/2026

From:

Joint Director / Deputy Director / Assistant Director

51,West car street, Thoothukudi- 628 002.

To :

The President ,
Appaneri Panchayat,
Kuruvikulam Panchayat Union,
Kovilpatti Taluk,
Thoothukudi District.

Sir/ Madam,

Sub : Residential Layout - Office of the Thoothukudi District Town and Country Planning - Thoothukudi District – Kovilpatti Taluk – Kuruvikulam Panchayat Union- Appaneri Panchayat & Village – S.F.No. 301/3B1A2- Site Extent of 2948.00 sq.m.(0.72Acre) –Technical Clearance issued - forwarded for further action – Regarding.

Ref : 1. The Applicant Tr.Subburaj.R, Tr.Ramesh.A and Tr.Aravindkumar.N, Application No. AAWP0SF8, dated: 06.02.2026.
2. Assistant Director, District Town and Country Planning Office, Thoothukudi, Letter No: AAWP0SF8/ THOOTHUKUDI / 2026/ TCP, Road
Pattern Issued on dated: 06.03.2026.
3. Applicant Tr.Subburaj.R, Tr.Ramesh.A and Tr.Aravindkumar.N, Letter Gift deed (Local Body) document No. 2017/2026, dated: 09.03.2026
and Gift deed (TANGEDCO) document No.2019/2026, dated: 09.03.2026.
4. Joint Director Agricultural department, Thoothukudi District Roc No. T3/1302/2026, Dated: 27.02.2026
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
6. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration
and Water Supply dated 31.01.2020.
9. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
14. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
15. Demand payment Request letter dated 06.03.2026 & 10.03.2026 (Requiring payment of OSR fees Centage Charge, Development charge,
and Subdivision Charge)
16. Applicant Tr.Subburaj.R, Tr.Ramesh.A and Tr.Aravindkumar.N, letter dated 10.03.2026 & 10.03.2026 (Payment of OSR fees ,Centage
Charge, development charge, Sub division Charge).

With reference to 1st cited Letter the applicant has requested for the approval of Residential Layout at Thoothukudi District – Kovilpatti Taluk –
Kuruvikulam Panchayat Union- Appaneri Panchayat & Village – S.F.No. 301/3B1A2- Site Extent of 2948.00 sq.m.(0.72Acre).

In the continuation, with reference to the letter in the 2nd cited, Road pattern for residential layout has been issued by the Assistant Director,
District Town and Country Planning Office, Thoothukudi on 06.03.2026. Further the applicant has submitted gift deed of Road and Road splay
areas and PP-1 site area by handing over to the local body on 09.03.2026. Hence, this residential layout is given approval with following
conditions.
1. As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/THOOTHUKUDI/LAYOUT NO: 53/2026
and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the proceedings to this office immediately.
3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department
office and land survey department for information and appropriate action.
4. It is requested to send acknowledgment of receipt of having receipt of maps and proceeding orders.
5. As per circular in 11th cited, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam
website special conditions.

Special Conditions
1. a) With reference to the 8th cited and 9th cited letter [TNCDBR-2019, Rule No. 47(1)], if the located site lies in the Municipal/Corporation
areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the
applicants after collecting the necessary fees the final layout sketch, permit of planning authority along with approval of local body shall be
issued to the applicants directly.
b) Other than Municipal / Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority
along with the permit of local body to the applicant(s) directly, only after ensuring that the applicant lays tar roads, provide other amenities
like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified
by the local body.
With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road,
area reserved for public purpose in favor of concerned local body.
2. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested
to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land
conversation charges, before issuing the final approval

Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27
Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)
3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil
Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, Book sell or offer for sale or invite persons to
purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the
Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.
4. According to the Circular no.12544/14/CB dated 04.07.2014 stating that, the Directorate of Town and Country Planning Department has
not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to
development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing
to purchase the property must individually assert ownership of the property to the applicant. Also, is any dispute

arising over individual rights,
they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right
organization to decide this.

5. As per TNCDBR 2019 the following fee and charges are collected as follows:

Scrutiny Charges	- Rs. 4422/-	Dated: 06.02.2026.
Centage Charges	- Rs. 7200/-	Dated: 10.03.2026.
Development Charges	- Rs. 5900/-	Dated: 10.03.2026.
Sub Division Charges	- Rs. 9600/-	Dated: 10.03.2026
OSR Fees.	- Rs. 149078/-	Dated: 10.03.2026
Flag day fees	- Rs. 1500/-	Dated: 10.03.2026

Enclosure
Layout Original Map and Condition - 2 sets
Gift deed document no. 2017/2026, dated: 09.03.2026 (Original)

Copy to
1. Tr. Subburaj R, Tr.Ramesh A and Tr.Aravindkumar N,
1/339, West Street, Pillaiyarnatham,
Kovilpatti-628721,

2.Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
Anna Nagar,
Chennai - 600 040 – 1 Set

3.Sub-Register,
Kovilpatti Sub-Register Office,
Thoothukudi District. – 1 Set

4.Assistant Director,
Survey Land Records,
Thoothukudi. – 1 Set

5.Tahsildar,
Kovilpatti Taluk,
Thoothukudi District– 1 Set

6.Superintending Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Tenkasi Electricity Distribution Circle,
Tenkasi District– 1 Set and Gift deed document no. 2019/2026, dated: 09.03.2026 (Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4422	06/02/2026
2	OSR Fee		
3	Centage Charges	7200.00	10/03/2026
4	Development Charges	5900.00	10/03/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	9600.00	10/03/2026

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Thoothukkudi District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Thoothukkudi
Date:2026.03.12 21:12:15

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.